

To the Members of the California State Senate:

I am returning Senate Bill 1509 without my signature.

The promotion of efficient land use through model mixed-use ordinance development is laudable; this measure fails to account for the need of such a model ordinance and the practicality of its implementation. Numerous local jurisdictions have successfully adopted form-based zoning ordinances that promote sustainable mixed-use development and technical advice and model ordinances are already available for this purpose. A model mixed-use ordinance would, inherently, lack the specificity that is necessary to address the widely divergent needs of California's diverse communities.

I encourage California's local governments to explore mixed-use ordinance development and to seek assistance from my Office of Planning and Research when needed.

Sincerely,

Arnold Schwarzenegger